

925 EAST 8th AVENUE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING SEPTEMBER 15, 2015 MINUTES

I. CALL TO ORDER

A regularly scheduled meeting of the 925 East 8th Avenue Condominium Association, Inc. Board of Directors was called to order at 6:30 pm on location, in Unit #05. Board Members present were Lauri Dunn and Christine Noble. Grace Holcomb was not in attendance. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM/HEARING

No additional owners present at this meeting.

III. MINUTES

Following presentation of the July 8, 2015 Board Meeting Minutes a motion was made by Christine Noble and seconded by Lauri Dunn approving the April minutes as presented for the records. All Board members present voted in favor and the motion passed. This set of minutes will be posted on the website.

IV. FINANCIAL BUSINESS

August 31, 2015 Financials - The August 31, 2015 financials were reviewed and accepted by the Board for the records. The delinquency report was also reviewed and it was noted for the record that the past due accounts continue to decrease and account #25 will be written off to bad debt at the end of this calendar year.

Draft Proposed 2016 Budget – A motion was made by Christine Noble and seconded by Lauri Dunn approving the proposed 2016 Budget with no increase to the monthly assessments. Board members present voted in favor and the motion passed. The 2016 Budget will be presented to the membership for ratification at the Annual Meeting.

V. OLD BUSINESS

Roof Repairs – Western Construction and Maintenance performed roof repairs at a cost of \$1,250 however reported additional roof damage to areas under the roof deck. Heritage Roofing was requested to inspect the roof prior to initiating a hail damage claim as recommended by Western Construction and Maintenance.

VI. NEW BUSINESS

Insurance Renewal – The insurance policies renew October 1, 2015 and it was stated that the Association's insurance broker confirmed that the final numbers for 2015/2016 yearly premiums will be in this week. The Board will be notified and will be asked to submit email votes, and checks will be processed for payment in full.

Parking Sign – Following a request from the residents/owners of parking space #14 a sign will be posted directly above the parking space indicating “Resident Parking Only – Violators will be Towed”.

Lockboxes – It was the general consensus of the Board to install U Bolts behind the mailbox cluster for the placement of lockboxes. The previous bar under the mailbox cluster was removed and currently lockboxes are being placed outside on the bars to the fronts units.

Snow Removal - A motion was made by Lauri Dunn and seconded by Christine Noble to approve the continuation of snow removal service with Denver Snow & Commercial Property Services for the 2015/2016 winter season. All Board members present voted in favor and the motion passed.

October 2015 Fall Newsletter – The draft 2015 October Fall Newsletter was reviewed and approved for distribution the last week of September.

Next Board Meeting – A tentative date was set for Wednesday, December 9, 2015.

VII. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:05 pm.

Approved by _____

date 2 / 4 / 16